

# 22 Fiora Court, Littlehampton, SA 5250

Adelaide Hills

## House For Sale

Friday, 9 February 2024

22 Fiora Court, Littlehampton, SA 5250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 790 m2

Type: House



Harry Shorland  
0413780611



Trent Shorland  
0413519954

**\$830,000 - \$880,000**

A flawless family home with a modern footprint and a commitment to comfort and style. The best seat in the house? The living room with treed views and expansive flat rear lawns. Bordering a reserve the property only has one neighbour, plus the ability to park a caravan or boat beside the driveway. Built by Oakford homes, this residence is a true jewel located an easy walk to the main street and transport facilities. Here a variety of shopping, dining, and healthcare amenities await, along with fast access to the SE freeway. Step inside to discover a well-designed floor plan that promises easy living and entertaining. The heart of this home is undoubtedly its spacious, light-filled living room, which offers stunning views of the treed surroundings and direct access to the expansive, flat rear lawns. With a commitment to quality, the home features ducted reverse cycle air conditioning, ensuring your comfort no matter the season. The separate living areas, including a dedicated movie theatre or extra living space, provide flexibility and space for all members of the family to enjoy their interests in peace. The four generously sized bedrooms, each fitted with built-in robes, offer ample space for a growing family. The master suite, with its ensuite and walk-in robe, provides a private retreat for parents. The kitchen, a masterpiece of design and functionality, is equipped with modern appliances, ample storage, and bench space, making meal preparation and entertaining a breeze. Outside, the property excels with its low-maintenance gardens, allowing you more time to enjoy the lifestyle this home offers. The added convenience of caravan or boat parking beside the driveway, along with the property's location bordering a reserve, means you'll enjoy privacy, space, and the freedom to explore your outdoor hobbies. Located within close proximity to Littlehampton Primary School, renowned for its dedication to academic excellence and nurturing environment, families can rest assured that educational opportunities are within easy reach. Situated within an easy walk to Littlehampton's main street and transport facilities, you'll benefit from the convenience of nearby shopping, dining, and healthcare amenities. Plus, with fast access to the SE Freeway, your commute to the city or weekend escapes to the countryside are made effortless.